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Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

▶ The organization may have to use a copy of this return to satisfy state reporting requirements

OMB No 1545-0047

2007

Open to Public Inspection

A For the 2007 calendar year, or tax year beginning 01-01-2007 and ending 12-31-2007

B Check if applicable
- Address change
- Name change
- Initial return
- Final return
- Amended return
- Application pending

Please use IRS label or print or type. See Specific Instructions.

C Name of organization
SAN DIEGO NEIGHBORHOOD HOUSING

Number and street (or P O box if mail is not delivered to street address) | Room/suite
1820 S ESCONDIDO BLVD

City or town, state or country, and ZIP + 4
ESCONDIDO, CA 92025

D Employer identification number
95-3685889

E Telephone number
(760) 432-6878

F Accounting method ☐ Cash ☑ Accrual ☐ Other (specify) ▶

● **Section 501(c)(3) organizations and 4947(a)(1) nonexempt charitable trusts must attach a completed Schedule A (Form 990 or 990-EZ).**

H and **I** *are not applicable to section 527 organizations*

H(a) Is this a group return for affiliates? ☐ Yes ☑ No

H(b) If "Yes" enter number of affiliates ▶

H(c) Are all affiliates included? ☐ Yes ☐ No (If "No," attach a list See instructions)

H(d) Is this a separate return filed by an organization covered by a group ruling? ☐ Yes ☑ No

I Group Exemption Number ▶

M Check ▶ ☐ if the organization is **not** required to attach Sch B (Form 990, 990-EZ, or 990-PF)

G Web site: ▶ www chworks org/homeownership_center/

J Organization type (check only one) ▶ ☑ 501(c) (3) ◀ (insert no) ☐ 4947(a)(1) or ☐ 527

K Check here ▶ ☐ if the organization is not a 509(a)(3) supporting organization **and** its gross receipts are normally **not** more than 25,000 A return is not required, but if the organization chooses to file a return, be sure to file a complete return

L Gross receipts Add lines 6b, 8b, 9b, and 10b to line 12 ▶ 1,259,755

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances *(See the instructions.)*

Revenue	1	Contributions, gifts, grants, and similar amounts received				
	a	Contributions to donor advised funds	1a			
	b	Direct public support (not included on line 1a)	1b			
	c	Indirect public support (not included on line 1a)	1c			
	d	Government contributions (grants) (not included on line 1a)	1d	948,966		
	e	**Total** (add lines 1a through 1d) (cash $ 948,966 noncash $)			1e	948,966
	2	Program service revenue including government fees and contracts (from Part VII, line 93)			2	170,869
	3	Membership dues and assessments			3	
	4	Interest on savings and temporary cash investments			4	139,920
	5	Dividends and interest from securities			5	
	6a	Gross rents	6a			
	b	Less rental expenses	6b			
	c	Net rental income or (loss) subtract line 6b from line 6a			6c	
	7	Other investment income (describe ▶)			7	
	8a	Gross amount from sales of assets other than inventory — (A) Securities / (B) Other	8a			
	b	Less cost or other basis and sales expenses	8b			
	c	Gain or (loss) (attach schedule)	8c			
	d	Net gain or (loss) Combine line 8c, columns (A) and (B)			8d	
	9	Special events and activities (attach schedule) If any amount is from **gaming**, check here ▶ ☐				
	a	Gross revenue (not including $ of contributions reported on line 1b)	9a			
	b	Less direct expenses other than fundraising expenses	9b			
	c	Net income or (loss) from special events Subtract line 9b from line 9a			9c	
	10a	Gross sales of inventory, less returns and allowances	10a			
	b	Less cost of goods sold	10b			
	c	Gross profit or (loss) from sales of inventory (attach schedule) Subtract line 10b from line 10a			10c	
	11	Other revenue (from Part VII, line 103)			11	
	12	**Total revenue** Add lines 1e, 2, 3, 4, 5, 6c, 7, 8d, 9c, 10c, and 11			12	1,259,755
Expenses	13	Program services (from line 44, column (B))			13	1,313,586
	14	Management and general (from line 44, column (C))			14	
	15	Fundraising (from line 44, column (D))			15	
	16	Payments to affiliates (attach schedule)			16	
	17	**Total expenses** Add lines 16 and 44, column (A)			17	1,313,586
Net Assets	18	Excess or (deficit) for the year Subtract line 17 from line 12			18	-53,831
	19	Net assets or fund balances at beginning of year (from line 73, column (A))			19	4,519,696
	20	Other changes in net assets or fund balances (attach explanation)			20	130,000
	21	Net assets or fund balances at end of year Combine lines 18, 19, and 20			21	4,595,865

Part II Statement of Functional Expenses All organizations must complete column (A) Columns (B), (C), and (D) are required for section 501(c)(3) and (4) organizations and section 4947(a)(1) nonexempt charitable trusts but optional for others *(See the instructions.)*

Do not include amounts reported on line 6b, 8b, 9b, 10b, or 16 of Part I.		(A) Total	(B) Program services	(C) Management and general	(D) Fundraising
22a Grants paid from donor advised funds (attach Schedule) (cash $ noncash $) If this amount includes foreign grants, check here ▶ ☐	22a				
22b Other grants and allocations (attach schedule) (cash $ noncash $) If this amount includes foreign grants, check here ▶ ☐	22b				
23 Specific assistance to individuals (attach schedule)	23				
24 Benefits paid to or for members (attach schedule)	24				
25a Compensation of current officers, directors, key employees etc Listed in Part V-A (attach schedule)	25a				
b Compensation of former officers, directors, key employees etc listed in Part V-B (attach schedule)	25b				
c Compensation and other distributions not icluded above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) (attach schedule)	25c				
26 Salaries and wages of employees not included on lines 25a, b and c	26				
27 Pension plan contributions not included on lines 25a, b and c	27				
28 Employee benefits not included on lines 25a - 27	28				
29 Payroll taxes	29				
30 Professional fundraising fees	30				
31 Accounting fees	31	325	325		
32 Legal fees	32				
33 Supplies	33				
34 Telephone	34	1,042	1,042		
35 Postage and shipping	35				
36 Occupancy	36				
37 Equipment rental and maintenance	37				
38 Printing and publications	38				
39 Travel	39				
40 Conferences, conventions, and meetings	40				
41 Interest	41	81,486	81,486		
42 Depreciation, depletion, etc (attach schedule)	42	14,726	14,726		
43 Other expenses not covered above (itemize)					
a See Additional Data Table	43a				
b	43b				
c	43c				
d	43d				
e	43e				
f	43f				
g	43g				
44 **Total functional expenses.** Add lines 22a through 43g (Organizations completing columns (B)-(D), carry these totals to lines 13—15)	44	1,313,586	1,313,586	0	0

Joint Costs. Check ▶ ☐ if you are following SOP 98-2

Are any joint costs from a combined educational campaign and fundraising solicitation reported in **(B)** Program services? ▶ ☐ **Yes** ☑ **No**

If "Yes," enter **(i)** the aggregate amount of these joint costs $________, **(ii)** the amount allocated to Program services $________, **(iii)** the amount allocated to Management and general $, and **(iv)** the amount allocated to Fundraising $

Part III Statement of Program Service Accomplishments *(See the instructions.)*

Form 990 is available for public inspection and, for some people, serves as the primary or sole source of information about a particular organization How the public perceives an organization in such cases may be determined by the information presented on its return Therefore, please make sure the return is complete and accurate and fully describes, in Part III, the organization's programs and accomplishments

What is the organization's primary exempt purpose? ▶ San Diego Neighborhood Housing Services is a Nonprofit California Corporation incorporated on February 25, 1982 San Diego Neighborhood Housing Services provides housing, reinvestment and community leadership opportunities throughout the San Diego region San Diego Neighborhood Housing Services owns Van Dyke Apartments and holds homeownership lending assets All organizations must describe their exempt purpose achievements in a clear and concise manner State the number of clients served, publications issued, etc Discuss achievements that are not measurable (Section 501(c)(3) and (4) organizations and 4947(a)(1) nonexempt charitable trusts must also enter the amount of grants and allocations to others)	**Program Service Expenses** (Required for 501(c)(3) and (4) orgs , and 4947(a)(1) trusts, but optional for others)
a Homeownership Center The Homeownership Center consists of home buyer education and lending activities as follows In 2007, 87 families became first time homebuyers through these programs, and 75% of the families were low and moderate income and/or people of color Home Buyer EducationThe Organization is committed to the proven proposition the education and counseling results in prospective homebuyers who will be better home owners and more likely to pay their loans timely, and retain and maintain their homes over the years The Organization's education program is HUD certified and completion certificates are accepted by lenders offering special loan programs requiring home-buyer education In 2007, 549 people graduated from these programs Home Ownership Opportunity Program (HOOP)This loan program provides down payment cost assistance for the final 20% of financing, allowing for 100% financing to qualifying very low, low and moderate income first-time home-buyers purchasing homes in the Organization's service area HOOP provides flexible under-writing criteria, limited fees, and fixed interest at 5 - 7 percent Families also benefit by not having to pay private mortgage insurance This program works in conjunction with a first mortgage provided through an institutional lender Through this program the Organization is able to help families who otherwise would never qualify for a home loan achieve the dream of home ownership Cost Assistance Support for HomeBuyers (CASH) This loan program provides down payment and closing cost assistance for qualifying first-time homebuyers who have some liquid assets, but still need additional funds The Organization charges a low fixed interest rate under this program Payments are deferred for the first five years, after which payments are amortized over the remaining 5 years of the loan Program to Rehabilitate, Improve and Develop the Environment (PRIDE)The Organization provides low interest, fixed rate loans to qualified home-owners in target areas to make moderate repairs and improvements to their properties The Organization also assists homeowners by helping with the cost estimate, overseeing the contractor selection process and monitoring the work as completed In 2007, this program was largely inactive Home in the HeightsA partnership with the Redevelopment Agency provides additional home-ownership loan assistance to City Heights renters and nonprofit and government employees The Home in the Heights loans are deferred and fully forgivable downpayment loans, for up to $30,000 CalHomeCalHome loan funds allow first-time homebuyers earning less than 80% of area median income to obtain fully deferred downpayment loans at 3% interest, funded by a series of state grants to the Organization (Grants and allocations $) If this amount includes foreign grants, check here ▶ ☐	1,225,877
b Van Dyke Apartments San Diego Neighborhood Housing Services owns and operates the Van Dyke Apartments, a fourteen unit apartment complex in San Diego, California for qualified low income tenants (Grants and allocations $) If this amount includes foreign grants, check here ▶ ☐	87,709
c (Grants and allocations $) If this amount includes foreign grants, check here ▶ ☐	
d (Grants and allocations $) If this amount includes foreign grants, check here ▶ ☐	
e Other program services (attach schedule) (Grants and allocations $) If this amount includes foreign grants, check here ▶ ☐	
f **Total of Program Service Expenses** (should equal line 44, column (B), Program services) . . . . ▶	1,313,586

Part IV Balance Sheets *(See the instructions.)*

Note: *Where required, attached schedules and amounts within the description column should be for end-of-year amounts only.*			(A) Beginning of year		(B) End of year
Assets					
45	Cash—non-interest-bearing		645,999	45	1,182,279
46	Savings and temporary cash investments		72,735	46	108,954
47a	Accounts receivable	47a			
b	Less allowance for doubtful accounts	47b		47c	
48a	Pledges receivable	48a			
b	Less allowance for doubtful accounts	48b		48c	
49	Grants receivable			49	724,566
50a	Receivables from current and former officers, directors, trustees, and key employees (attach schedule)			50a	
b	Receivables from other disqualified persons (as defined under section 4958(c)(3)(B) (attach schedule)			50b	
51a	Other notes and loans receivable (attach schedule)	51a 7,512,562			
b	Less allowance for doubtful accounts	51b	7,804,012	51c	7,512,562
52	Inventories for sale or use			52	
53	Prepaid expenses and deferred charges			53	
54a	Investments—publicly-traded securities ▶ ☐ Cost ☐ FMV			54a	
b	Investments—other securities (attach schedule) ▶ ☐ Cost ☐ FMV			54b	
55a	Investments—land, buildings, and equipment basis	55a			
b	Less accumulated depreciation (attach schedule)	55b		55c	
56	Investments—other (attach schedule)			56	
57a	Land, buildings, and equipment basis	57a 798,085			
b	Less accumulated depreciation (attach schedule)	57b 84,359	234,192	57c	713,726
58	Other assets, including program-related investments (describe ▶)		1,202,599	58	968,765
59	**Total assets** (must equal line 74) Add lines 45 through 58		9,959,537	59	11,210,852
Liabilities					
60	Accounts payable and accrued expenses		59,570	60	115,807
61	Grants payable			61	
62	Deferred revenue			62	
63	Loans from officers, directors, trustees, and key employees (attach schedule)			63	
64a	Tax-exempt bond liabilities (attach schedule)			64a	
b	Mortgages and other notes payable (attach schedule)		4,497,771	64b	5,277,749
65	Other liabilities (describe ▶)		882,500	65	1,221,431
66	**Total liabilities** Add lines 60 through 65		5,439,841	66	6,614,987
Net Assets or Fund Balances					
	Organizations that follow SFAS 117, check here ▶ ☑ and complete lines 67 through 69 and lines 73 and 74				
67	Unrestricted		-2,124	67	-771,639
68	Temporarily restricted			68	
69	Permanently restricted		4,521,820	69	5,367,504
	Organizations that do not follow SFAS 117, check here ▶ ☐ and complete lines 70 through 74				
70	Capital stock, trust principal, or current funds			70	
71	Paid-in or capital surplus, or land, building, and equipment fund			71	
72	Retained earnings, endowment, accumulated income, or other funds			72	
73	**Total net assets or fund balances** Add lines 67 through 69 **or** lines 70 through 72 (Column (A) **must** equal line 19 and column (B) **must** equal line 21)		4,519,696	73	4,595,865
74	**Total liabilities and net assets / fund balances** Add lines 66 and 73		9,959,537	74	11,210,852

Part IV-A Reconciliation of Revenue per Audited Financial Statements With Revenue per Return *(See the instructions.)*

a	Total revenue, gains, and other support per audited financial statements			a	1,259,755
b	Amounts included on line **a** but not on Part I, line 12				
1	Net unrealized gains on investments	b1			
2	Donated services and use of facilities	b2			
3	Recoveries of prior year grants	b3			
4	Other (specify)	b4			
	Add lines **b1** through **b4**			b	
c	Subtract line **b** from line **a**			c	1,259,755
d	Amounts included on Part I, line 12, but not on line **a**				
1	Investment expenses not included on Part I, line 6b	d1			
2	Other (specify)	d2			
	Add lines **d1** and **d2**			d	
e	**Total revenue** (Part I, line 12) Add lines **c** and **d** ▶			e	1,259,755

Part IV-B Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

a	Total expenses and losses per audited financial statements			a	1,313,586
b	Amounts included on line **a** but not on Part I, line 17				
1	Donated services and use of facilities	b1			
2	Prior year adjustments reported on Part I, line 20	b2			
3	Losses reported on Part I, line 20	b3			
4	Other (specify)	b4			
	Add lines **b1** through **b4**			b	
c	Subtract line **b** from line **a**			c	1,313,586
d	Amounts included on Part I, line 17, but not on line **a:**				
1	Investment expenses not included on Part I, line 6b	d1			
2	Other (specify)	d2			
	Add lines **d1** and **d2**			d	
e	**Total expenses** (Part I, line 17) Add lines **c** and **d** ▶			e	1,313,586

Part V-A Current Officers, Directors, Trustees, and Key Employees (List each person who was an officer, director, trustee, or key employee at any time during the year even if they were not compensated.) *(See the instructions.)*

(A) Name and address	**(B)** Title and average hours per week devoted to position	**(C)** Compensation **(If not paid, enter -0-.)**	**(D)** Contributions to employee benefit plans & deferred compensation plans	**(E)** Expense account and other allowances
STEVE SIEMERS 4305 UNIVERSITY AVENUE STE 550 SAN DIEGO,CA 92105	Treasurer 1 00	0		
SUSAN M REYNOLDS 4305 UNIVERSITY AVENUE STE 550 SAN DIEGO,CA 92105	President 1 00	0		
KAREN BUCEY 4305 UNIVERSITY AVENUE STE 550 SAN DIEGO,CA 92105	Secretary 1 00	0		

Part V-A Current Officers, Directors, Trustees, and Key Employees *(continued)*

			Yes	No
75a	Enter the total number of officers, directors, and trustees permitted to vote on organization business at board meetings . . . ▶ 3			
b	Are any officers, directors, trustees, or key employees listed in Form 990, Part V-A, or highest compensated employees listed in Schedule A, Part I, or highest compensated professional and other independent contractors listed in Schedule A, Part II-A or II-B, related to each other through family or business relationships? If "Yes," attach a statement that identifies the individuals and explains the relationship(s) .	75b		No
c	Do any officers, directors, trustees, or key employees listed in Form 990, Part V-A, or highest compensated employees listed in Schedule A, Part I, or highest compensated professional and other independent contractors listed in Schedule A, Part II-A or II-B, receive compensation from any other organizations, whether tax exempt or taxable, that are related to the organization? See the instructions for the definition of "related organization" . . . ▶	75c		No
	If "Yes," attach a statement that includes the information described in the instructions			
d	Does the organization have a written conflict of interest policy? . . .	75d	Yes	

Part V-B Former Officers, Directors, Trustees, and Key Employees That Received Compensation or Other Benefits

(If any former officer, director, trustee, or key employee received compensation or other benefits (described below) during the year, list that person below and enter the amount of compensation or other benefits in the appropriate column. See the instructions.)

(A) Name and address	**(B)** Loans and Advances	**(C)** Compensation (If not paid enter -0-)	**(D)** Contributions to employee benefit plans and deferred compensation plans	**(E)** Expense account and other allowances

Part VI Other Information *(See the instructions.)*

			Yes	No
76	Did the organization make a change in its activities or methods of conducting activities? If "Yes," attach a detailed statement of each change . . .	76		No
77	Were any changes made in the organizing or governing documents but not reported to the IRS? . . .	77		No
	If "Yes," attach a conformed copy of the changes			
78a	Did the organization have unrelated business gross income of $1,000 or more during the year covered by this return? . . .	78a		No
b	If "Yes," has it filed a tax return on **Form 990-T** for this year? . . .	78b		No
79	Was there a liquidation, dissolution, termination, or substantial contraction during the year? If "Yes," attach a statement . . .	79		No
80a	Is the organization related (other than by association with a statewide or nationwide organization) through common membership, governing bodies, trustees, officers, etc , to any other exempt or nonexempt organization? . . .	80a	Yes	
b	If "Yes," enter the name of the organization ▶ COMMUNITY HOUSINGWORKS and check whether it is ☑ exempt **or** ☐ nonexempt			
81a	Enter direct or indirect political expenditures (See line 81 instructions) . . . 81a			
b	Did the organization file **Form 1120-POL** for this year? . . .	81b		No

Part VI Other Information *(continued)*

			Yes	No
82a	Did the organization receive donated services or the use of materials, equipment, or facilities at no charge or at substantially less than fair rental value?	**82a**		No
b	If "Yes," you may indicate the value of these items here Do not include this amount as revenue in Part I or as an expense in Part II (See instructions in Part III) **82b**			
83a	Did the organization comply with the public inspection requirements for returns and exemption applications?	**83a**	Yes	
b	Did the organization comply with the disclosure requirements relating to quid pro quo contributions?	**83b**	Yes	
84a	Did the organization solicit any contributions or gifts that were not tax deductible?	**84a**		No
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	**84b**		No
85	*501(c)(4), (5), or (6) organizations.* **a** Were substantially all dues nondeductible by members?	**85a**		No
b	Did the organization make only in-house lobbying expenditures of $2,000 or less?	**85b**		No
	If "Yes," was answered to either 85a or 85b, **do not** complete 85c through 85h below unless the organization received a waiver for proxy tax owed the prior year			
c	Dues assessments, and similar amounts from members **85c**			
d	Section 162(e) lobbying and political expenditures **85d**			
e	Aggregate nondeductible amount of section 6033(e)(1)(A) dues notices **85e**			
f	Taxable amount of lobbying and political expenditures (line 85d less 85e) **85f**			
g	Does the organization elect to pay the section 6033(e) tax on the amount on line 85f?	**85g**		No
h	If section 6033(e)(1)(A) dues notices were sent, does the organization agree to add the amount on line 85f to its reasonable estimate of dues allocable to nondeductible lobbying and political expenditures for the following tax year?	**85h**		No
86	*501(c)(7) orgs.* Enter **a** Initiation fees and capital contributions included on line 12 **86a** 0			
b	Gross receipts, included on line 12, for public use of club facilities **86b** 0			
87	*501(c)(12) orgs.* Enter **a** Gross income from members or shareholders **87a** 0			
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them) **87b** 0			
88a	At any time during the year, did the organization own a 50% or greater interest in a taxable corporation or partnership, or an entity disregarded as separate from the organization under Regulations sections 301 7701-2 and 301 7701-3? If "Yes," complete Part IX	**88a**		No
b	At any time during the year, did the organization directly or indirectly own a controlled entity within the meaning of section 512(b)(13)? If yes complete Part XI	**88b**		No
89a	*501(c)(3) organizations* Enter Amount of tax imposed on the organization during the year under section 4911 ▶ ______ , section 4912 ▶ ______ , section 4955 ▶ ______			
b	*501(c)(3) and 501(c)(4) orgs.* Did the organization engage in any section 4958 excess benefit transaction during the year or did it become aware of an excess benefit transaction from a prior year? If "Yes," attach a statement explaining each transaction	**89b**		No
c	Enter Amount of tax imposed on the organization managers or disqualified persons during the year under sections 4912, 4955, and 4958 ▶ ______			
d	Enter Amount of tax on line 89c, above, reimbursed by the organization ▶ ______			
e	*All organizations.* At any time during the tax year was the organization a party to a prohibited tax shelter transaction?	**89e**		No
f	*All organizations.* Did the organization acquire direct or indirect interest in any applicable insurance contract?	**89f**		No
g	*For supporting organizations and sponsoring organizations maintaining donor advised funds.* Did the supporting organization, or a fund maintained by a sponsoring organization, have excess business holdings at any time during the year?	**89g**		No

90a List the states with which a copy of this return is filed ▶

b Number of employees employed in the pay period that includes March 12, 2007 (See instructions) **90b** 0

91a The books are in care of ▶ WENDY WANG Telephone no ▶ (760) 432-6878

Located at ▶ 1820 SOUTH ESCONDIDO BLVD 101 ESC ESCONDIDO, CA ZIP + 4 ▶ 92025

			Yes	No
b	At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	**91b**		No

If "Yes," enter the name of the foreign country ▶

See the instructions for exceptions and filing requirements for **Form TD F 90-22.1**, Report of Foreign Bank and Financial Accounts

Part VI Other Information *(continued)*

			Yes	No
c	At any time during the calendar year, did the organization maintain an office outside of the United States?	**91c**		No
	If "Yes," enter the name of the foreign country ▶			
92	*Section 4947(a)(1) nonexempt charitable trusts filing Form 990 in lieu of* ***Form 1041***—Check here . . . . ▶ ☐			
	and enter the amount of tax-exempt interest received or accrued during the tax year . . . . ▶	**92**		

Part VII Analysis of Income-Producing Activities ***(See the instructions.)***

Note: *Enter gross amounts unless otherwise indicated.*	Unrelated business income		Excluded by section 512, 513, or 514		**(E)** Related or exempt function income
	(A) Business code	**(B)** Amount	**(C)** Exclusion code	**(D)** Amount	
93 Program service revenue					
a VAN DYKE					119,765
b FEE INCOME					51,104
c					
d					
e					
f Medicare/Medicaid payments					
g Fees and contracts from government agencies					
94 Membership dues and assessments . . .					
95 Interest on savings and temporary cash investments			14	139,920	
96 Dividends and interest from securities . . .					
97 Net rental income or (loss) from real estate					
a debt-financed property					
b non debt-financed property					
98 Net rental income or (loss) from personal property					
99 Other investment income					
100 Gain or (loss) from sales of assets other than inventory					
101 Net income or (loss) from special events . .					
102 Gross profit or (loss) from sales of inventory					
103 Other revenue **a**					
b					
c					
d					
e					
104 Subtotal (add columns (B), (D), and (E)) . .				139,920	170,869

105 Total (add line 104, columns (B), (D), and (E)) . . . . ▶ 310,789

Note: *Line 105 plus line 1e, Part I, should equal the amount on line 12, Part I.*

Part VIII Relationship of Activities to the Accomplishment of Exempt Purposes ***(See the instructions.)***

Line No. ▼	Explain how each activity for which income is reported in column (E) of Part VII contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes)
93B	San Diego Neighborhood Housing Services owns and operates the Van Dyke Apartments, a fourteen unit apartment complex in San Diego, California for qualified low income tenants
93A	The Homeownership Center consists of home buyer education and lending activities as follows In 2007, 87 families became first time homebuyers through these programs, and 75% of the families were low and moderate income and/or people of color

Part IX Information Regarding Taxable Subsidiaries and Disregarded Entities ***(See the instructions.)***

(A) Name, address, and EIN of corporation, partnership, or disregarded entity	**(B)** Percentage of ownership interest	**(C)** Nature of activities	**(D)** Total income	**(E)** End-of-year assets
	%			
	%			
	%			
	%			

Part X Information Regarding Transfers Associated with Personal Benefit Contracts ***(See the instructions.)***

(a) Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? . . . . ☐ **Yes** ☑ **No**

(b) Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? . . . ☐ **Yes** ☑ **No**

NOTE: *If "Yes" to* ***(b)****, file Form 8870* ***and*** *Form 4720 (see instructions).*

Part XI **Information Regarding Transfers To and From Controlled Entities** *Complete only if the organization is a controlling organization as defined in section 512(b)(13)*

		Yes	No
106	Did the reporting organization **make** any transfers **to** a controlled entity as defined in section 512(b)(13) of the Code? If "Yes," complete the schedule below for each controlled entity		No

	(A) Name and address of each controlled entity	(B) Employer Identification Number	(C) Description of transfer	(D) Amount of transfer
a				
b				
c				
	Totals			

		Yes	No
107	Did the reporting organization **receive** any transfers **from** a controlled entity as defined in section 512(b)(13) of the Code? If "Yes," complete the schedule below for each controlled entity		No

	(A) Name and address of each controlled entity	(B) Employer Identification Number	(C) Description of transfer	(D) Amount of transfer
a				
b				
c				
	Totals			

		Yes	No
108	Did the organization have a binding written contract in effect on August 17, 2006 covering the interests, rents, royalties and annuities described in question 107 above?		No

Please Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge

****** — Signature of officer

2008-08-01 — Date

SUSAN REYNOLDS Director — Type or print name and title

Paid Preparer's Use Only

Preparer's signature: JULIE A FIRL	Date	Check if self-empolyed ☑	Preparer's SSN or PTIN (See Gen Inst W)
Firm's name (or yours if self-employed), address, and ZIP + 4: Leaf & Cole LLP, 1843 Hotel Circle South 300, San Diego, CA 921083322			EIN
			Phone no (619) 294-7200

SCHEDULE A (Form 990 or 990EZ)

Department of the Treasury Internal Revenue Service

Organization Exempt Under Section 501(c)(3)

(Except Private Foundation) and Section 501(e), 501(f), 501(k), 501(n), or 4947(a)(1) Nonexempt Charitable Trust

Supplementary Information—(See separate instructions.)

▶ **MUST be completed by the above organizations and attached to their Form 990 or 990-EZ**

OMB No 1545-0047

2007

Name of the organization
SAN DIEGO NEIGHBORHOOD HOUSING

Employer identification number
95-3685889

Part I Compensation of the Five Highest Paid Employees Other Than Officers, Directors, and Trustees

(See page 1 of the instructions. List each one. If there are none, enter "None.")

(a) Name and address of each employee paid more than $50,000	(b) Title and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans & deferred compensation	(e) Expense account and other allowances
None				
Total number of other employees paid over $50,000 ▶				

Part II-A Compensation of the Five Highest Paid Independent Contractors for Professional Services

(See page 2 of the instructions. List each one (whether individual or firms). If there are none, enter "None.")

(a) Name and address of each independent contractor paid more than $50,000	(b) Type of service	(c) Compensation
None		
Total number of others receiving over $50,000 for professional services ▶		

Part II-B Compensation of the Five Highest Paid Independent Contractors for Other Services

(List each contractor who performed services other than professional services, whether individual or firms. If there are none, enter "None". See page 2 for instructions.)

(a) Name and address of each independent contractor paid more than $50,000	(b) Type of service	(c) Compensation
None		
Total number of other contractors receiving over $50,000 for other services ▶		

Part III Statements About Activities (See page 2 of the instructions.)

			Yes	No
1	During the year, has the organization attempted to influence national, state, or local legislation, include any attempt to influence public opinion on a legislative matter or referendum? If "Yes," enter the total expenses paid or incurred in connection with the lobbying activities ▶$ ____________ (Must equal amounts on line 38, Part VI-A, or line i of Part VI-B)	1		No
	Organizations that made an election under section 501(h) by filing Form 5768 must complete Part VI-A Other organizations checking "Yes" must complete Part VI-B AND attach a statement giving a detailed description of the lobbying activities			
2	During the year, has the organization, either directly or indirectly, engaged in any of the following acts with any substantial contributors, trustees, directors, officers, creators, key employees, or members of their families, or with any taxable organization with which any such person is affiliated as an officer, director, trustee, majority owner, or principal beneficiary? *(If the answer to any question is "Yes," attach a detailed statement explaining the transactions.)*			
a	Sale, exchange, or leasing property?	2a		No
b	Lending of money or other extension of credit?	2b		No
c	Furnishing of goods, services, or facilities?	2c		No
d	Payment of compensation (or payment or reimbursement of expenses if more than $1,000)?	2d		No
e	Transfer of any part of its income or assets?	2e		No
3a	Did the organization make grants for scholarships, fellowships, student loans, etc ? (If "Yes," attach an explanation of how the organization determines that recipients qualify to receive payments)	3a		No
b	Did the organization have a section 403(b) annuity plan for its employees?	3b		No
c	Did the organization receive or hold an easement for conservation purposes, including easements to preserve open space, the environment , historic land areas or structures? If "Yes" attach a detailed statement	3c		No
d	Did the organization provide credit counseling, debt management, credit repair, or debt negotiation services?	3d		No
4a	Did the organization maintain any donor advised funds? If "Yes," complete lines 4b through 4g If "No," complete lines 4f and 4g	4a		No
b	Did the organization make any taxable distributions under section 4966?	4b		No
c	Did the organization make a distribution to a donor, donor advisor, or related person?	4c		No

d Enter the total number of donor advised funds owned at the end of the tax year ▶ ____________

e Enter the aggregate value of assets held in all donor advised funds owned at the end of the tax year ▶ ____________

f Enter the total number of separate funds or accounts owned at the end of the tax year (excluding donor advised funds included on line 4d) where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts ▶ ____________

g Enter the aggregate value of assets held in all funds or accounts included on line 4f at the end of the tax year ▶ ____________

Part IV Reason for Non-Private Foundation Status (See pages 4 through 7 of the instructions.)

I certify that the organization is not a private foundation because it is (Please check only **ONE** applicable box)

5 ☐ A church, convention of churches, or association of churches Section 170(b)(1)(A)(i)

6 ☐ A school Section 170(b)(1)(A)(ii) (Also complete Part V)

7 ☐ A hospital or a cooperative hospital service organization Section 170(b)(1)(A)(iii)

8 ☐ A federal, state, or local government or governmental unit Section 170(b)(1)(A)(v)

9 ☐ A medical research organization operated in conjunction with a hospital Section 170(b)(1)(A)(iii) **Enter the hospital's name, city, and state** ▶ ____

10 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit Section 170(b)(1)(A)(iv) (Also complete the **Support Schedule** in Part IV-A)

11a ☑ An organization that normally receives a substantial part of its support from a governmental unit or from the general public Section 170(b)(1)(A)(vi) (Also complete the **Support Schedule** in Part IV-A)

11b ☐ A community trust Section 170(b)(1)(A)(vi) (Also complete the **Support Schedule** in Part IV-A)

12 ☐ An organization that normally receives **(1) more than 33 1/3%** of its support from contributions, membership fees, and gross receipts from activities related to its charitable, etc , functions—subject to certain exceptions, and **(2) no more than 33 1/3%** of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See section 509(a)(2) (Also complete the **Support Schedule** in Part IV-A)

13 ☐ An organization that is not controlled by any disqualified persons (other than foundation managers) and otherwise meets the requirements of section 509(a)(3) Check the box that describes the type of supporting organization

☐ Type I ☐ Type II ☐ Type III - Functionally Integrated ☐ Type III - Other

Provide the following information about the supported organizations. (see page 7 of the instructions.)

(a) Name(s) of supported organization(s)	(b) Employer identification number	(c) Type of organization (described in lines 5 through 12 above or IRC section)	(d) Is the supported organization listed in the supporting organization's governing documents? Yes	No	(e) Amount of support?
Total ▶					

14 ☐ An organization organized and operated to test for public safety Section 509(a)(4) (See page 7 of the instructions)

Part IV-A Support Schedule (Complete only if you checked a box on line 10, 11, or 12) ***Use cash method of accounting.***

Note: *You may use the worksheet in the instructions for converting from the accrual to the cash method of accounting.*

	Calendar year (or fiscal year beginning in) ▶	(a) 2006	(b) 2005	(c) 2004	(d) 2003	(e) Total
15	Gifts, grants, and contributions received (Do not include unusual grants See line 28)	975,600	1,481,400	887,025	30,000	3,374,025
16	Membership fees received					0
17	Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is related to the organization's charitable, etc , purpose	182,937	174,321	108,404	122,556	588,218
18	Gross income from interest, dividends, amounts received from payments on securities loans (section 512(a)(5)), rents, royalties, and unrelated business taxable income (less section 511 taxes) from businesses acquired by the organization after June 30, 1975	67,936	42,308	29,703	19,323	159,270
19	Net income from unrelated business activities not included in line 18					0
20	Tax revenues levied for the organization's benefit and either paid to it or expended on its behalf					0
21	The value of services or facilities furnished to the organization by a governmental unit without charge Do not include the value of services or facilities generally furnished to the public without charge					0
22	Other income Attach a schedule Do not include gain or (loss) from sale of capital assets					0
23	Total of lines 15 through 22	1,226,473	1,698,029	1,025,132	171,879	4,121,513
24	Line 23 minus line 17	1,043,536	1,523,708	916,728	49,323	3,533,295
25	Enter 1% of line 23	12,265	16,980	10,251	1,719	

26 **Organizations described on lines 10 or 11: a** Enter 2% of amount in column (e), line 24 ▶ **26a** 70,666

b Prepare a list for your records to show the name of and amount contributed by each person (other than a governmental unit or publicly supported organization) whose total gifts for 2002 through 2005 exceeded the amount shown in line 26a **Do not file this list with your return.** Enter the total of all these excess amounts ▶ **26b**

c Total support for section 509(a)(1) test Enter line 24, column (e) ▶ **26c** 3,533,295

d Add Amounts from column (e) for lines 18 159,270 19 0 22 ____ 26b ____ ▶ **26d** 159,270

e Public support (line 26c minus line 26d total) ▶ **26e** 3,374,025

f **Public support percentage (line 26e (numerator) divided by line 26c (denominator))** ▶ **26f** 9549 00 %

27 **Organizations described on line 12: a** For amounts included in lines 15, 16, and 17 that were received from a "disqualified person," prepare a list for your records to show the name of, and total amounts received in each year from, each "disqualified person " **Do not file this list with your return.** Enter the sum of such amounts for each year

(2006) ____ (2005) ____ (2004) ____ (2003) ____

b For any amount included in line 17 that was received from each person (other than "disqualified persons"), prepare a list for your records to show the name of, and amount received for each year, that was more than the **larger** of **(1)** the amount on line 25 for the year or **(2)** $5,000 (Include in the list organizations described in lines 5 through 11b, as well as individuals) **Do not file this list with your return.** After computing the difference between the amount received and the larger amount described in **(1)** or **(2)**, enter the sum of these differences (the excess amounts) for each year

(2006) ____ (2005) ____ (2004) ____ (2003) ____

c Add Amounts from column (e) for lines 15 ____ 16 ____ 17 ____ 20 ____ 21 ____ ▶ **27c** 0

d Add Line 27a total ____ and line 27b total ____ ▶ **27d**

e Public support (line 27c total minus line 27d total) ▶ **27e**

f Total support for section 509(a)(2) test Enter amount from line 23, column (e) ▶ **27f**

g **Public support percentage (line 27e (numerator) divided by line 27f (denominator))** ▶ **27g**

h **Investment income percentage (line 18, column (e) (numerator) divided by line 27f (denominator))** ▶ **27h**

28 **Unusual Grants:** For an organization described in line 10, 11, or 12 that received any unusual grants during 2002 through 2005, prepare a list for your records to show, for each year, the name of the contributor, the date and amount of the grant, and a brief description of the nature of the grant **Do not file this list with your return.** Do not include these grants in line 15

Part V Private School Questionnaire (See page 7 of the instructions.)
(To be completed ONLY by schools that checked the box on line 6 in Part IV)

			Yes	No
29	Does the organization have a racially nondiscriminatory policy toward students by statement in its charter, bylaws, other governing instrument, or in a resolution of its governing body?	29		
30	Does the organization include a statement of its racially nondiscriminatory policy toward students in all its brochures, catalogues, and other written communications with the public dealing with student admissions, programs, and scholarships?	30		
31	Has the organization publicized its racially nondiscriminatory policy through newspaper or broadcast media during the period of solicitation for students, or during the registration period if it has no solicitation program, in a way that makes the policy known to all parts of the general community it serves?	31		
	If "Yes," please describe, if "No," please explain (If you need more space, attach a separate statement)			
32	Does the organization maintain the following			
a	Records indicating the racial composition of the student body, faculty, and administrative staff?	32a		
b	Records documenting that scholarships and other financial assistance are awarded on racially nondiscriminatory basis?	32b		
c	Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships?	32c		
d	Copies of all material used by the organization or on its behalf to solicit contributions?	32d		
	If you answered "No" to any of the above, please explain (If you need more space, attach a separate statement)			
33	Does the organization discriminate by race in any way with respect to			
a	Students' rights or privileges?	33a		
b	Admissions policies?	33b		
c	Employment of faculty or administrative staff?	33c		
d	Scholarships or other financial assistance?	33d		
e	Educational policies?	33e		
f	Use of facilities?	33f		
g	Athletic programs?	33g		
h	Other extracurricular activities?	33h		
	If you answered "Yes" to any of the above, please explain (If you need more space, attach a separate statement)			
34a	Does the organization receive any financial aid or assistance from a governmental agency?	34a		
b	Has the organization's right to such aid ever been revoked or suspended?	34b		
	If you answered "Yes" to either 34a or b, please explain using an attached statement			
35	Does the organization certify that it has complied with the applicable requirements of sections 4 01 through 4 05 of Rev Proc 75-50, 1975-2 C B 587, covering racial nondiscrimination? If "No," attach an explanation	35		

Part VI-A **Lobbying Expenditures by Electing Public Charities** (See page 9 of the instructions.)
(To be completed **ONLY** by an eligible organization that filed Form 5768)

Check ▶ **a** ☐ if the organization belongs to an affiliated group Check ▶ **b** ☐ if you checked "a" and "limited control" provisions apply

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred)		**(a)** Affiliated group totals	**(b)** To be completed for all electing organizations
36 Total lobbying expenditures to influence public opinion (grassroots lobbying)	**36**	0	
37 Total lobbying expenditures to influence a legislative body (direct lobbying)	**37**		
38 Total lobbying expenditures (add lines 36 and 37)	**38**		
39 Other exempt purpose expenditures	**39**		
40 Total exempt purpose expenditures (add lines 38 and 39)	**40**		
41 Lobbying nontaxable amount Enter the amount from the following table—	**41**		
42 Grassroots nontaxable amount (enter 25% of line 41)	**42**		
43 Subtract line 42 from line 36 Enter -0- if line 42 is more than line 36	**43**		
44 Subtract line 41 from line 38 Enter -0- if line 41 is more than line 38	**44**		

If the amount on line 40 is—	**The lobbying nontaxable amount is—**
Not over $500,000	20% of the amount on line 40
Over $500,000 but not over $1,000,000	$100,000 plus 15% of the excess over $500,000
Over $1,000,000 but not over $1,500,000	$175,000 plus 10% of the excess over $1,000,000
Over $1,500,000 but not over $17,000,000	$225,000 plus 5% of the excess over $1,500,000
Over $17,000,000	$1,000,000

Caution: *If there is an amount on either line 43 or line 44, you must file Form 4720.*

4-Year Averaging Period Under Section 501(h)

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below See the instructions for lines 45 through 50 on page 11 of the instructions)

	Lobbying Expenditures During 4-Year Averaging Period				
Calendar year (or fiscal year beginning in) ▶	**(a)** 2007	**(b)** 2006	**(c)** 2005	**(d)** 2004	**(e)** Total
45 Lobbying nontaxable amount					
46 Lobbying ceiling amount (150% of line 45(e))					
47 Total lobbying expenditures					
48 Grassroots nontaxable amount					
49 Grassroots ceiling amount (150% of line 48(e))					
50 Grassroots lobbying expenditures					

Part VI-B **Lobbying Activity by Nonelecting Public Charities**
(For reporting only by organizations that did not complete Part VI-A) (See page 11 of the instructions.)

During the year, did the organization attempt to influence national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of	**Yes**	**No**	**Amount**
a Volunteers			
b Paid staff or management (Include compensation in expenses reported on lines **c** through **h.**)			
c Media advertisements			0
d Mailings to members, legislators, or the public			
e Publications, or published or broadcast statements			
f Grants to other organizations for lobbying purposes			
g Direct contact with legislators, their staffs, government officials, or a legislative body			
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any other means			
i Total lobbying expenditures (Add lines **c** through **h.**)			

If "Yes" to any of the above, also attach a statement giving a detailed description of the lobbying activities

Part VII **Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations** (See page 12 of the instructions.)

51 Did the reporting organization directly or indirectly engage in any of the following with any other organization described in section 501(c) of the Code (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?

			Yes	No
a	Transfers from the reporting organization to a noncharitable exempt organization of			
(i)	Cash	**51a(i)**		No
(ii)	Other assets	**a(ii)**		No
b	Other transactions			
(i)	Sales or exchanges of assets with a noncharitable exempt organization	**b(i)**		No
(ii)	Purchases of assets from a noncharitable exempt organization	**b(ii)**		No
(iii)	Rental of facilities, equipment, or other assets	**b(iii)**		No
(iv)	Reimbursement arrangements	**b(iv)**		No
(v)	Loans or loan guarantees	**b(v)**		No
(vi)	Performance of services or membership or fundraising solicitations	**b(vi)**		No
c	Sharing of facilities, equipment, mailing lists, other assets, or paid employees	**c**		No

d If the answer to any of the above is "Yes," complete the following schedule Column (b) should always show the fair market value of the goods, other assets, or services given by the reporting organization If the organization received less than fair market value in any transaction or sharing arrangement, show in column (d) the value of the goods, other assets, or services received

(a) Line no	**(b)** Amount involved	**(c)** Name of noncharitable exempt organization	**(d)** Description of transfers, transactions, and sharing arrangements

52a Is the organization directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) of the Code (other than section 501(c)(3)) or in section 527? ▶ ☐ **Yes** ☑ **No**

b If "Yes," complete the following schedule

(a) Name of organization	**(b)** Type of organization	**(c)** Description of relationship

Additional Data

Software ID: 07000211
Software Version: 2007v2.4
EIN: 95-3685889
Name: SAN DIEGO NEIGHBORHOOD HOUSING

Form 990, Part II, Line 43 - Other expenses not covered above (itemize):

Do not include amounts reported on line 6b, 8b, 9b, 10b, or 16 of Part I.		(A) Total	(B) Program services	(C) Management and general	(D) Fundraising
a UTILITIES	**43a**	13,555	13,555		
b TAXES & INSURANCE	**43b**	4,255	4,255		
c RENT FREE UNIT	**43c**	7,200	7,200		
d OTHER LOAN COSTS	**43d**	36,905	36,905		
e OPERATING AND MAINT	**43e**	35,045	35,045		
f OFFICE EXPENSE	**43f**	10,189	10,189		
g MARKETING & LEASING	**43g**	1,625	1,625		
h MANAGEMENT FEE	**43h**	5,500	5,500		
i COLLECTION LOSS	**43i**	1,101,733	1,101,733		

TY 2007 Land etc. Schedule

Name: SAN DIEGO NEIGHBORHOOD HOUSING

EIN: 95-3685889

Software ID: 07000211

Software Version: 2007v2.4

Category/Item	Cost/Other Basis	Accumulated Depreciation	Book Value
Land	370,000		370,000
Buildings	397,644	79,136	318,508
Machinery and Equipment	30,441	5,223	25,218

TY 2007 Mortgages and Notes Payable Schedule

Name: SAN DIEGO NEIGHBORHOOD HOUSING

EIN: 95-3685889

Software ID: 07000211

Software Version: 2007v2.4

Total Mortgage Amount:

Item No.	1
Lender's Name	NEIGHBORHOOD HOUSING SERVICES
Lender's Title	
Relationship to Insider	
Original Amount of Loan	600000
Balance Due	322768
Date of Note	2005-08
Maturity Date	2016-09
Repayment Terms	PAYABLE MONTHLY
Interest Rate	
Security Provided by Borrower	
Purpose of Loan	TO FUND LOANS TO HOMEBUYERS
Description of Lender Consideration	
Consideration FMV	

Item No.	2
Lender's Name	WASHINGTON MUTUAL BANK
Lender's Title	
Relationship to Insider	
Original Amount of Loan	1000000
Balance Due	1000000
Date of Note	2006-12
Maturity Date	2013-12
Repayment Terms	DUE AT MATURITY
Interest Rate	
Security Provided by Borrower	
Purpose of Loan	FUND LOANS TO HOMEBUYERS
Description of Lender Consideration	
Consideration FMV	

Item No.	3
Lender's Name	WASHINGTON MUTUAL BANK
Lender's Title	
Relationship to Insider	
Original Amount of Loan	250000
Balance Due	1000000
Date of Note	2004-12
Maturity Date	2011-12
Repayment Terms	DUE AT MATURITY
Interest Rate	2.0000
Security Provided by Borrower	
Purpose of Loan	FUND LOANS TO HOMEBUYERS
Description of Lender Consideration	
Consideration FMV	

Item No.	4
Lender's Name	NEIGHBORHOOD HOUSING SERVICES
Lender's Title	
Relationship to Insider	
Original Amount of Loan	500000
Balance Due	630355
Date of Note	2004-10
Maturity Date	2016-06
Repayment Terms	PAYABLE MONTHLY
Interest Rate	4.0000
Security Provided by Borrower	
Purpose of Loan	FUND LOANS TO HOMEBUYERS
Description of Lender Consideration	
Consideration FMV	

Item No.	5
Lender's Name	NEIGHBORHOOD HOUSING SERVICES
Lender's Title	
Relationship to Insider	
Original Amount of Loan	500000
Balance Due	79816
Date of Note	2003-09
Maturity Date	2018-10
Repayment Terms	PAYABLE MONTHLY
Interest Rate	4.0000
Security Provided by Borrower	
Purpose of Loan	TO FUND LOANS TO HOMEBUYERS
Description of Lender Consideration	
Consideration FMV	

Item No.	6
Lender's Name	SAN DIEGO HOUSING COMMISSION
Lender's Title	
Relationship to Insider	
Original Amount of Loan	182000
Balance Due	182000
Date of Note	1996-05
Maturity Date	2051-05
Repayment Terms	DUE AT MATURITY
Interest Rate	
Security Provided by Borrower	DEED OF TRUST
Purpose of Loan	ACQUIRE VAN DYKE APARTMENTS
Description of Lender Consideration	
Consideration FMV	

Item No.	7
Lender's Name	LA JOLLA BANK
Lender's Title	
Relationship to Insider	
Original Amount of Loan	
Balance Due	49191
Date of Note	1996-04
Maturity Date	2016-05
Repayment Terms	DUE AT MATURITY
Interest Rate	7.8750
Security Provided by Borrower	DEED OF TRUST
Purpose of Loan	ACQUIRE VAN DYKE APARTMENTS
Description of Lender Consideration	
Consideration FMV	

Item No.	8
Lender's Name	SAN DIEGO HOUSING COMMISSION
Lender's Title	
Relationship to Insider	
Original Amount of Loan	100000
Balance Due	92375
Date of Note	1995-11
Maturity Date	2017-09
Repayment Terms	DUE AT MATURITY
Interest Rate	
Security Provided by Borrower	
Purpose of Loan	TO FUND LOANS TO HOMEBUYERS
Description of Lender Consideration	
Consideration FMV	

Item No.	9
Lender's Name	SAN DIEGO HOUSING COMMISSION
Lender's Title	
Relationship to Insider	
Original Amount of Loan	130000
Balance Due	122560
Date of Note	1998-03
Maturity Date	2019-12
Repayment Terms	DUE AT MATURITY
Interest Rate	
Security Provided by Borrower	
Purpose of Loan	TO FUND LOANS TO HOMEBUYERS
Description of Lender Consideration	
Consideration FMV	

Item No.	10
Lender's Name	SAN DIEGO HOUSING COMMISSION
Lender's Title	
Relationship to Insider	
Original Amount of Loan	135000
Balance Due	123860
Date of Note	1998-03
Maturity Date	2019-12
Repayment Terms	DUE AT MATURITY
Interest Rate	
Security Provided by Borrower	
Purpose of Loan	TO FUND LOANS TO HOMEBUYERS
Description of Lender Consideration	
Consideration FMV	

Item No.	11
Lender's Name	SAN DIEGO HOUSING COMMISSION
Lender's Title	
Relationship to Insider	
Original Amount of Loan	100000
Balance Due	100000
Date of Note	1997-01
Maturity Date	2017-09
Repayment Terms	DUE AT MATURITY
Interest Rate	
Security Provided by Borrower	
Purpose of Loan	TO FUND LOANS TO HOMEBUYERS
Description of Lender Consideration	
Consideration FMV	

Item No.	12
Lender's Name	NEIGHBORHOOD HOUSING SERVICES
Lender's Title	
Relationship to Insider	
Original Amount of Loan	
Balance Due	1574824
Date of Note	2004-01
Maturity Date	2004-01
Repayment Terms	PAYABLE MONTHLY
Interest Rate	
Security Provided by Borrower	
Purpose of Loan	TO FUND LOANS TO HOMEBUYERS
Description of Lender Consideration	DEED OF TRUST
Consideration FMV	

TY 2007 Other Assets Schedule

Name: SAN DIEGO NEIGHBORHOOD HOUSING

EIN: 95-3685889

Software ID: 07000211

Software Version: 2007v2.4

Description	Beginning of Year Amount	End of Year Amount
PREPAID EXPENSES		1,260
OTHER REAL ESTATE OWNED		
ACCOUNTS RECEIVABLES- OTHER	488,532	188,851
	27,846	
INTERCOMPANY RECEIVABLES	406,945	140,000
ACCRUED INTEREST RECEIVABLE	189,276	319,174
LOANS IN PROCESS	90,000	319,480

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TY 2007 Other Changes in Net Assets Schedule

Name: SAN DIEGO NEIGHBORHOOD HOUSING

EIN: 95-3685889

Software ID: 07000211

Software Version: 2007v2.4

Description	Amount
UNRESTRICTED NET ASSETS TRANSFERRED	130,000

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TY 2007 Other Liabilities Schedule

Name: SAN DIEGO NEIGHBORHOOD HOUSING
EIN: 95-3685889
Software ID: 07000211
Software Version: 2007v2.4

Description	Beginning of Year Amount	End of Year Amount
INTEREST PAYABLE - LT		57,455
	57,780	
DEFERRED REVENUE	42	
SECURITY DEPOSITS	7,084	8,660
INTERCOMPANY PAYABLES	812,684	1,150,406
LOAN CONTROL FUND	4,910	4,910

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TY 2007 Other Notes/Loans Receivable Short Schedule

Name: SAN DIEGO NEIGHBORHOOD HOUSING

EIN: 95-3685889

Software ID: 07000211

Software Version: 2007v2.4

Category/Name	Amount
MORTGAGE LOANS	7,512,562